



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 7 The Courtyard, Skipsea, Driffield, YO25 8SU

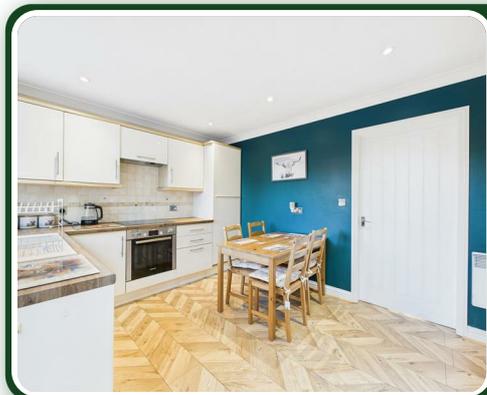
Price Guide £175,000



# 7 The Courtyard

Skipsea Driffield, YO25 8SU

## Price Guide £175,000



Welcome to the village of Skipsea, a deceptively spacious mid-terrace house that is an ideal choice for first-time buyers or those seeking a second home.

The property features three well-proportioned bedrooms, modern kitchen/diner and a spacious reception room, providing ample space for relaxation and entertaining. The bathroom is thoughtfully designed, ensuring functionality.

The property is well presented throughout, allowing you to move in with ease and start enjoying your new home immediately.

Situated in a quiet residential cul-de-sac, this house offers a peaceful retreat while remaining close to the village centre. Skipsea is perfectly positioned between the historic town of Beverley and the popular coastal resort of Bridlington, giving you access to a variety of amenities and attractions. Within the village, you will find a school, a post office, a general store, a café, a hairdresser, and a welcoming pub, ensuring that all your daily needs are met within easy reach.

For those who appreciate the great outdoors, Skipsea boasts extensive walking and cycling routes that begin right at your doorstep. Additionally, Skipsea Golf Course is just a short distance to the south, perfect for golf enthusiasts.

With parking available for two vehicles, this property offers a convenient and comfortable lifestyle in a picturesque setting.

Don't miss the opportunity to make this lovely house your new home.

### Entrance:

Upvc double glazed door into hall, electric radiator.

### Lounge:

18'6" x 12'1" (5.64m x 3.69m)

A spacious front facing room, electric fire with a wood

surround, understairs storage cupboard, upvc double glazed bay window and electric radiator.

### Kitchen/diner:

15'4" x 9'8" (4.68m x 2.96m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, built in storage cupboard, integrated fridge/freezer, plumbing for washing machine, upvc double glazed window, electric radiator and upvc double glazed door onto the rear garden.

### First floor:

A spacious landing, built in storage cupboard housing hot water store.

### Bedroom:

11'5" x 8'7" (3.50m x 2.64m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed window and electric radiator.

### Bedroom:

9'6" x 8'5" (2.92m x 2.59m)

A rear facing double room,, access to the loft, upvc double glazed window and electric radiator.

### Bedroom:

9'6" x 6'5" (2.92m x 1.98m)

A rear facing single room, upvc double glazed window.

## Bathroom:

6'9" x 6'5" (2.06m x 1.97m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and electric ladder radiator.

## Exterior:

To the front of the property is private parking for 2 cars.

## Garden:

To the rear of the property is a fenced garden. Decked patio, a pond, lawn and pebbled borders. Water point and timber built shed.

## Notes:

Council tax band B

## Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



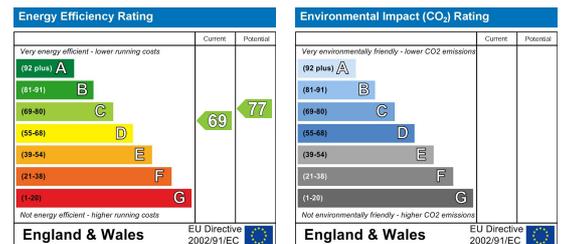
### Floor Plan



### Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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